

PUBLIC HEARING
TREMONT PLANNING BOARD
TREMONT COMMUNITY BUILDING
TUESDAY, DECEMBER 13, 2005
6:00PM

The Tremont Planning Board has scheduled a Public Hearing for the review of an application submitted by Heath Higgins on Map 5 Lot 33-10, Residential-Business Zone for an amendment to an approved subdivision plan to further subdivide lot 10 into two one-acre parcels.

Public Hearing was opened at 6:00PM by Planning Board Chairman George Urbanneck. In attendance were Planning Board members George Urbanneck, Jim Keene, Wayne Patton, Mike Ryan, Linda Graham, Alden Gray and Rick Nickerson. Recording Secretary Heidi Farley and CEO Millard Billings.

Members of the public present were Edward Higgins, Heath Higgins, Roger St. Armand, Rob Desimone and Jeff Butterfield.

Mr. Urbanneck asked if there was any public comment or concern. There was none.

MOTION by Wayne Patton to close Public Hearing at 6:03PM, second by Linda Graham. Motion passed by a show of hands 7-0.

PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
IMMEDIATELY FOLLOWING PUBLIC HEARING

1. CALL TO ORDER

Planning Board meeting of Tuesday, December 13, 2005 was called to order by Chairman George Urbanneck at 6:04PM.

2. ROLL CALL

George Urbanneck, Jim Keene, Wayne Patton, Mike Ryan, Linda Graham, Alden Gray, Rick Nickerson, Recording Secretary Heidi Farley and CEO Millard Billings.

Members of the public present were: Rob Desimone, Jeff Butterfield, Heath Higgins, Edward Higgins and Roger St. Armand.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

Board members decided that on page 2 under NEW BUSINESS that the sentence about the Rec Hall be taken out.

MOTION by Linda Graham to remove sentence from minutes of November 22, 2005, seconded by Wayne Patton. Motion passed by a show of hands 7-0.

MOTION by Linda Graham to accept minutes of November 22, 2005, seconded by Jim Keene. Motion passed by a show of hands 7-0.

5. SUBDIVISIONS

A. To review for preliminary approval an application for an amendment to an approved Subdivision submitted by Heath Higgins agent for Edward Higgins, Map 5 Lot 33-10, Residential Zone. Application is to divide a two acre lot into two one acre parcels.

Mr. Urbanneck asked if the Board had any comments or questions, there were none. Mr. Urbanneck asked if the applicant had any comments or questions, there were none. Mike Ryan will write the Findings of Fact.

MOTION by Wayne Patton to approve the application submitted by Heath Higgins to amend existing subdivision "Traditions" dated October 25, 2005, second by Alden Gray. Motion passed by a show of hands 7-0.

B. To review for completeness of application for an amendment to an approved Subdivision submitted by Roger St. Armand of CES Inc., agents for Ralph and Ellen Shapiro, Map 11 Lot 25, Rural Residential Zone, requesting a revision to the boundary line of lots 2 and 5.

Mr. St. Armand passed out a 10 page document of covenants (see attached) for the Planning Board to see. Mr. Urbanneck went through the steps for completeness of application. He asked if the Board had any Comments or questions. There were none.

MOTION by Wayne Patton to accept as complete the application dated 12/13/05 for Ralph and Ellen Shapiro revising boundary line between lots 2 and 5, second by Mike Ryan. Motion passed by a show of hands 7-0.

Mr. Urbanneck said that the next step is a public hearing which will be held on January 10, 2006 at 6PM.

6. NEW BUSINESS

CEO Millard Billings received a letter from Ralph Shapiro which he read to the Planning Board (see attached) he also read a letter to the Board from CES (see attached).

7. OLD BUSINESS

None

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

None

11. SET DATE FOR NEXT MEETING

January 10, 2005

12. ADJOURN

MOTION by Linda Graham to adjourn meeting at 6:41PM, second by Jim Keene. Motion passed by a show of hands 7-0.

Respectfully Submitted
Heidi Farley
Recording Secretary

Chairman George Urbanneck